089.0	0003	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	727,400 / 727,400
					USE VALUE:	727,400 / 727,400
					ASSESSED:	727,400 / 727,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		LANSDOWNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMOKOVICH RICK S/ETAL
Owner 2:	KOLESAR MARY K
Owner 3:	
Street 1:	15 LANSDOWNE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,925 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1973, having primarily Vinyl Exterior and 1225 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5925.000	309,000		418,400	727,400
Total Card	0.136	309,000		418,400	727,400
Total Parcel	0.136	309,000		418,400	727,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 593.80 | /Parcel: 593.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

56361

GIS Ref

GIS Ref

Insp Date

11/15/18

!7214!

PREVIOUS ASSESSMENT

Parcel ID: 089.0-0003-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	309,000	0	5,925.	418,400	727,400	727,400	Year End Roll	12/18/2019
2019	101	FV	255,200	0	5,925.	424,400	679,600	679,600	Year End Roll	1/3/2019
2018	101	FV	255,200	0	5,925.	316,800	572,000	572,000	Year End Roll	12/20/2017
2017	101	FV	255,200	0	5,925.	286,900	542,100	542,100	Year End Roll	1/3/2017
2016	101	FV	255,200	0	5,925.	275,000	530,200	530,200	Year End	1/4/2016
2015	101	FV	247,400	0	5,925.	233,100	480,500	480,500	Year End Roll	12/11/2014
2014	101	FV	247,400	0	5,925.	221,200	468,600	468,600	Year End Roll	12/16/2013
2013	101	FV	247,400	0	5,925.	210,400	457,800	457,800		12/13/2012

PRINT

Date	Time
12/10/20	21:52:41

LAST REV

Date	Time
07/17/19	10:18:29

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7214

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRAY ROBERT F	24577-568		5/31/1994		187,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2011	831	Redo Bat	8,500					
6/12/2007	431	Redo Kit	16,500			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2018	Inspected	CC	Chris C
11/7/2018	MEAS&NOTICE	CC	Chris C
4/18/2012	Info Fm Prmt	BR	B Rossignol
12/12/2008	Meas/Inspect	336	PATRIOT
4/7/2000	Inspected	276	PATRIOT
1/24/2000	Measured	163	PATRIOT
8/3/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	56361
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5925		Sq. Ft.	Site		0	70.	1.01	5									418,425						418,400	

Total AC/HA: 0.13602 | Total SF/SM: 5925 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 418,425 | Spl Credit | Total: 418,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1973	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	9.8	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	9.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	181.330
Other Features:	76500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	342530
Depreciation:	33568
Depreciated Total:	308962

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

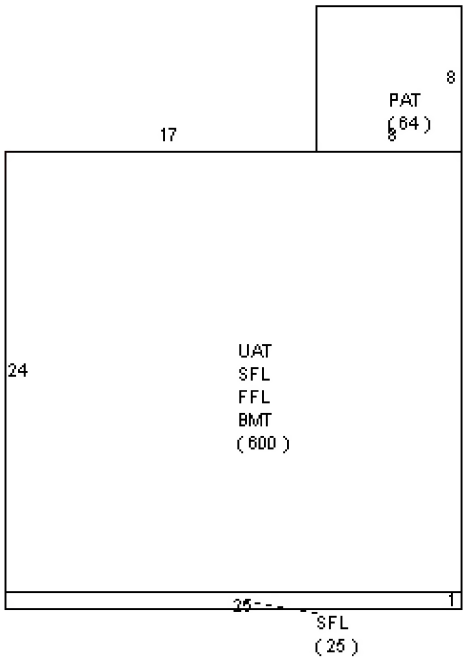
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	181.33
Special Features:	0	Val/Su Net:	151.54
Final Total:	309000	Val/Su SzAd	252.24

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	625	181.330	113,331
BMT	Basement	600	54.400	32,639
FFL	First Floor	600	181.330	108,798
UAT	Upper Attic	150	72.530	10,880
PAT	Patio	64	5.970	382

Net Sketched Area:	2,039	Total:	266,030
Size Ad	1225	Gross Are	2489	FinArea	1225
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

089.0-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	